

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 8-B-17-UR

AGENDA ITEM #: 49

AGENDA DATE: 8/10/2017

► **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): Merchant Square T.C., LLC

TAX ID NUMBER: 68 E C 011, 012, 013 AND 026

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5418 Pratt Rd

► **LOCATION:** Northeast side of Pratt Rd., northwest of Cedar Ln.

► **APPX. SIZE OF TRACT:** 2.26 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Pratt Rd., a local street with 17' of pavement within a 40-50' right of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **ZONING:** O-1 (Office, Medical, and Related Services) & O-1 pending

► **EXISTING LAND USE:** Residences and vacant lots

► **PROPOSED USE:** Hotel

HISTORY OF ZONING: Property was rezoned O-1 in August 2016 (7-B-16-RZ) & expansion of the O-1 approved by MPC in July 2017 (7-H-17-RZ)

SURROUNDING LAND USE AND ZONING:

North:	Vacant land, railroad right-of-way / R-1 (Low Density Residential)
South:	Houses, Hotel / R-1 (Low Density Residential), O-1 (Office, Medical, and Related Services), C-6 (General Commercial Park)
East:	Grocery, Vacant commercial land / C-6 (General Commercial Park), C-3 (General Commercial)
West:	Houses / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is on the northern edge of businesses development within O-1, C-3, and C-6 zoning, and residences to the north within R-1 zoning.

STAFF RECOMMENDATION:

► **APPROVE** the request for a hotel with 94 guest rooms in the O-1 zone as shown on the attached development plan, subject to 7 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Connection to sanitary sewer and meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of City of Knoxville Engineering Department.
4. Meeting the minimum landscaping requirements of the City of Knoxville Tree Protection Ordinance and City

of Knoxville Zoning Ordinance.

5. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.

6. Prior to issuing a Certificate of Occupancy, all sidewalks shown on the site plan must be installed and meet all requirements of the City of Knoxville Department of Engineering and the Americans with Disabilities Act (ADA).

7. Prior to issuing a Certificate of Occupancy, Pratt Road must be widened to a minimum of 20 feet along the frontage of the subject property to the first commercial driveway immediately to the south, and meet all requirements of the City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the O-1 district and the other criteria for approval of a use-on-review.

COMMENTS:

In April 2017 the planning commission approved a use-on-review (4-A-17-UR) for the same hotel but less parking to fit within the O-1 zoning boundary that was approved in August 2016 (7-B-16-RZ). The developer had always intended to install the amount of parking that is proposed in this new development plan but had to rezone additional property from R-1 to O-1 to accommodate the additional parking. The original approval showed an area for "future parking" to the rear (east and northeast) portion of the development. The minimum required parking for the 94 room hotel is 54 spaces, the original approval provided 61 spaces, and the new proposal includes 110 spaces. The proposed parking allows for 1 space per hotel room (94) , 1 space per employee (10), 5 handicap assessable spaces, and 1 additional space.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed hotel will impact Pratt Road because of the narrowness of that street. Staff has recommended a condition to widen the Pratt Road to a minimum width of 20' from the sites northern boundary to the commercial driveway immediately to the south, which is the north most driveway for the Ingles grocery store.
2. To accommodate neighborhood residents and those staying at the hotel, staff has recommended a condition to install a sidewalk along the same portion of Pratt Road as the widening.
3. In order to reduce the impact on the adjacent residential property to the north, screening that includes a 6' tall opaque fence and trees will be installed along the property line.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. This proposed hotel in the O-1 zone district is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

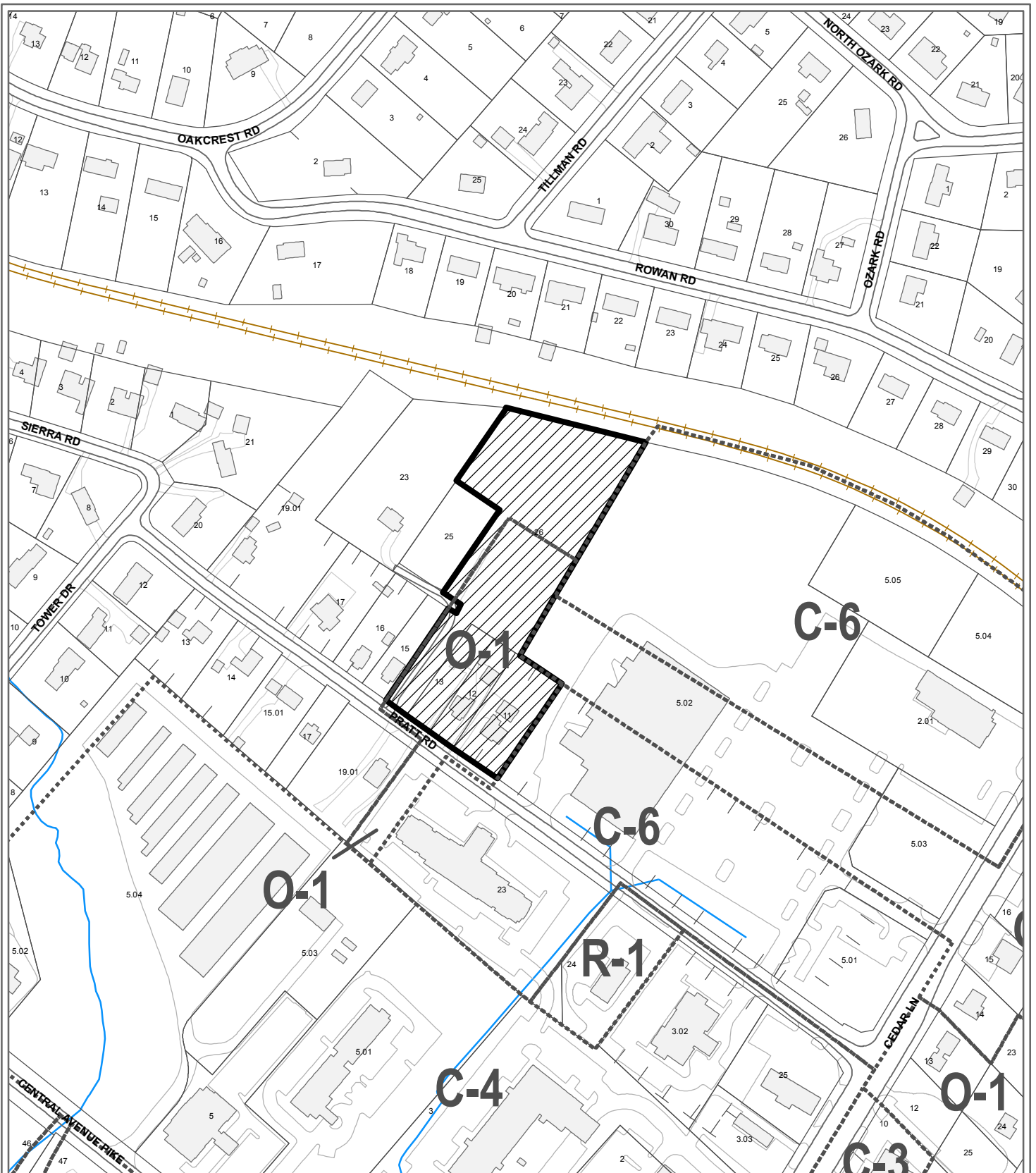
1. If expansion of the O (office) land use is approved by City Council in August 2017 as recommended by MPC, the One Year Plan and North City Sector Plan will propose O (office) uses for this site.
2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 534 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**8-B-17-UR
USE ON REVIEW**



Hotel in O-1 (Office, Medical, and Related Services) & O-1 pending

Original Print Date: 7/18/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Urban Engineering, Inc.

Map No: 68
Jurisdiction: City

0 250
Feet

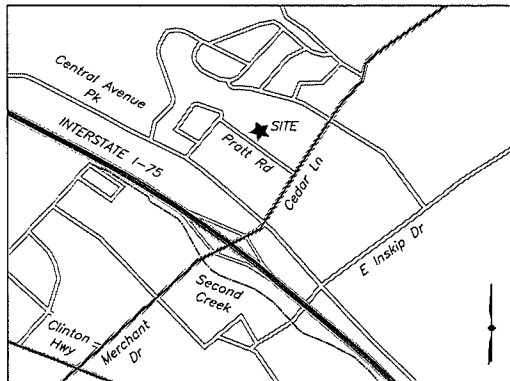


USE ON REVIEW

U.E.I. PROJECT NO. 1610233

TRU NORTH KNOXVILLE

PARCEL 11: 5414 PRATT ROAD, KNOXVILLE (37912), TAX ID# 068EC011
PARCEL 12: 5418 PRATT ROAD, KNOXVILLE (37912), TAX ID# 068EC012
PARCEL 13: 5420 PRATT ROAD, KNOXVILLE (37912), TAX ID# 068EC013
PARCEL 26: 5426 PRATT ROAD, KNOXVILLE (37912), TAX ID# 068EC026



LOCATION MAP

OWNER/DEVELOPER:
MERCHANT SQUARE TOWN CENTER, LLC
5411 PRATT ROAD
KNOXVILLE, TN 37912
(865) 689-1011



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL	- AS DIRECTED BY KUB
CAS	- AS DIRECTED BY KUB
WATER	- AS DIRECTED BY KUB
CABLE TV	- AS DIRECTED BY COMCAST
TELEPHONE	- AS DIRECTED BY AT&T
SITE DEVELOPMENT	- AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
EXISTING CONDITIONS MAP	C-1
SITE PLAN	C-2
FIRST FLOOR PLAN	A-401-FP1
2ND & 3RD FLOOR PLAN	A-402-FP2
FOURTH FLOOR PLAN	A-403-FP3
BUILDING ELEVATIONS	A-501-ELEV
BUILDING ELEVATIONS	A-502-ELEV

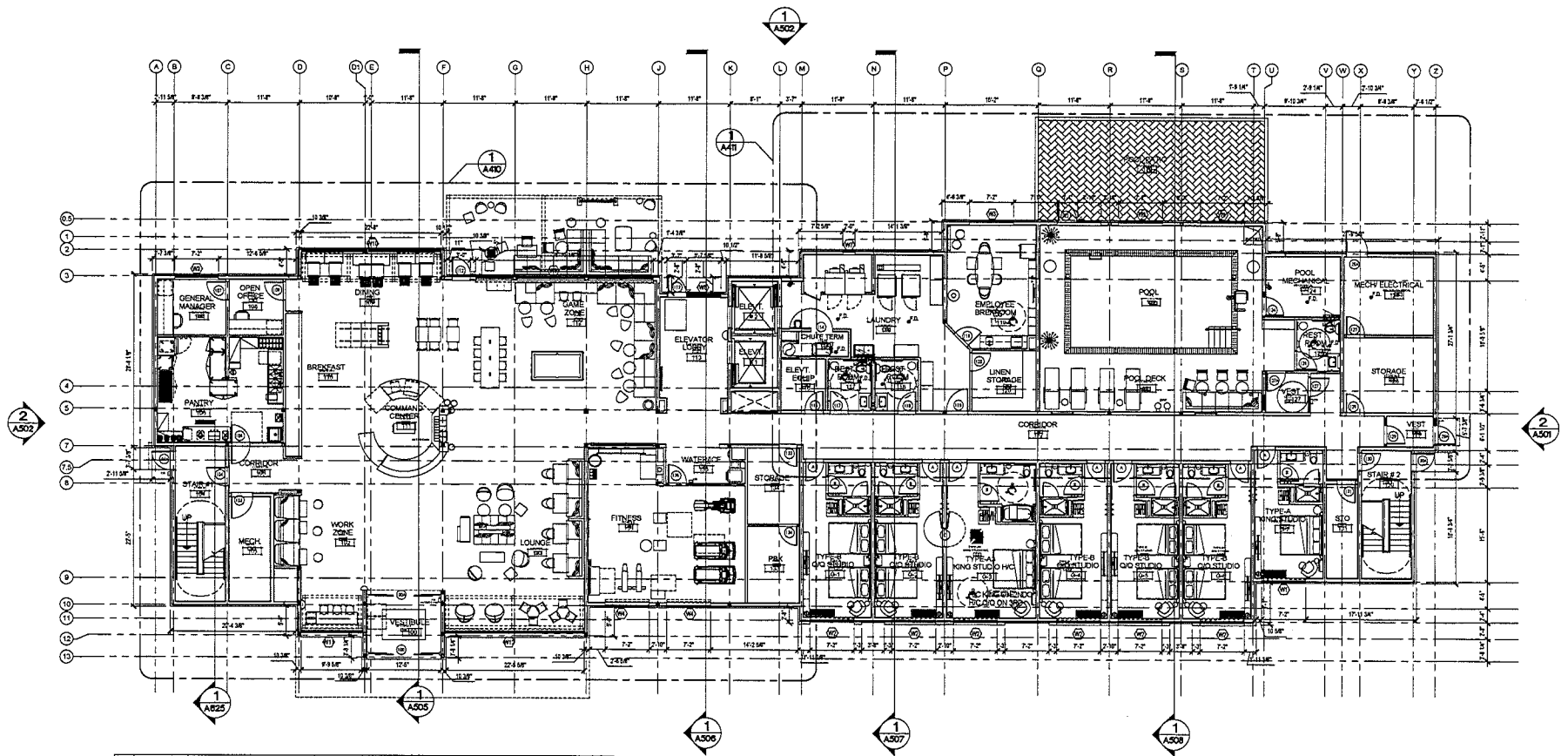
MPC FILE# 8-B-17-UR

ISSUE NO.	DATE	DESCRIPTION

SHEET C-0 - 1 OF 8

[illegible]

1 REAR ELEVATION
A502 SCALE 1/8" = 1'-0"



ROOM TYPE	NAME	ROOM TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
	TYPE-A	KING STUDIO	1	7	7	7	22
	TYPE-A1	KING STUDIO	-	1	1	1	3
	TYPE-A2	H/C KING STUDIO	-	1	-	-	1
	TYPE-A3	H/C KING STUDIO	1 (R-IN-SH)	-	-	-	1
	TYPE-B	Q/G STUDIO	5	19	19	10	62
	TYPE-B1	H/C Q/G STUDIO	-	1	2	-	2
	TYPE-B2	Q/G STUDIO	-	-	-	2	2
TOTAL ROOMS PER FLOOR			7	29	29	29	94
TOTAL AREA (SQ.FT.)			12380	11875.5	11875.5	11800	47931
PORTE COCHERE			427 SFT.				

H/C UNITS REQUIRED = 4+1(R-N-SH) = 5
 HEARING IMPAIRED UNITS REQUIRED = 9 PROVIDED = 5(H/C) +4= 9
 TOTAL KING STUDIOS = 28
 TOTAL Q/G STUDIOS = 68

1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

8-B-17-UR

FOR
THOMAS BUILDERS
 DESIGN-BUILDERS



by HILTON*

PRATT ROAD, KNOXVILLE, TN.

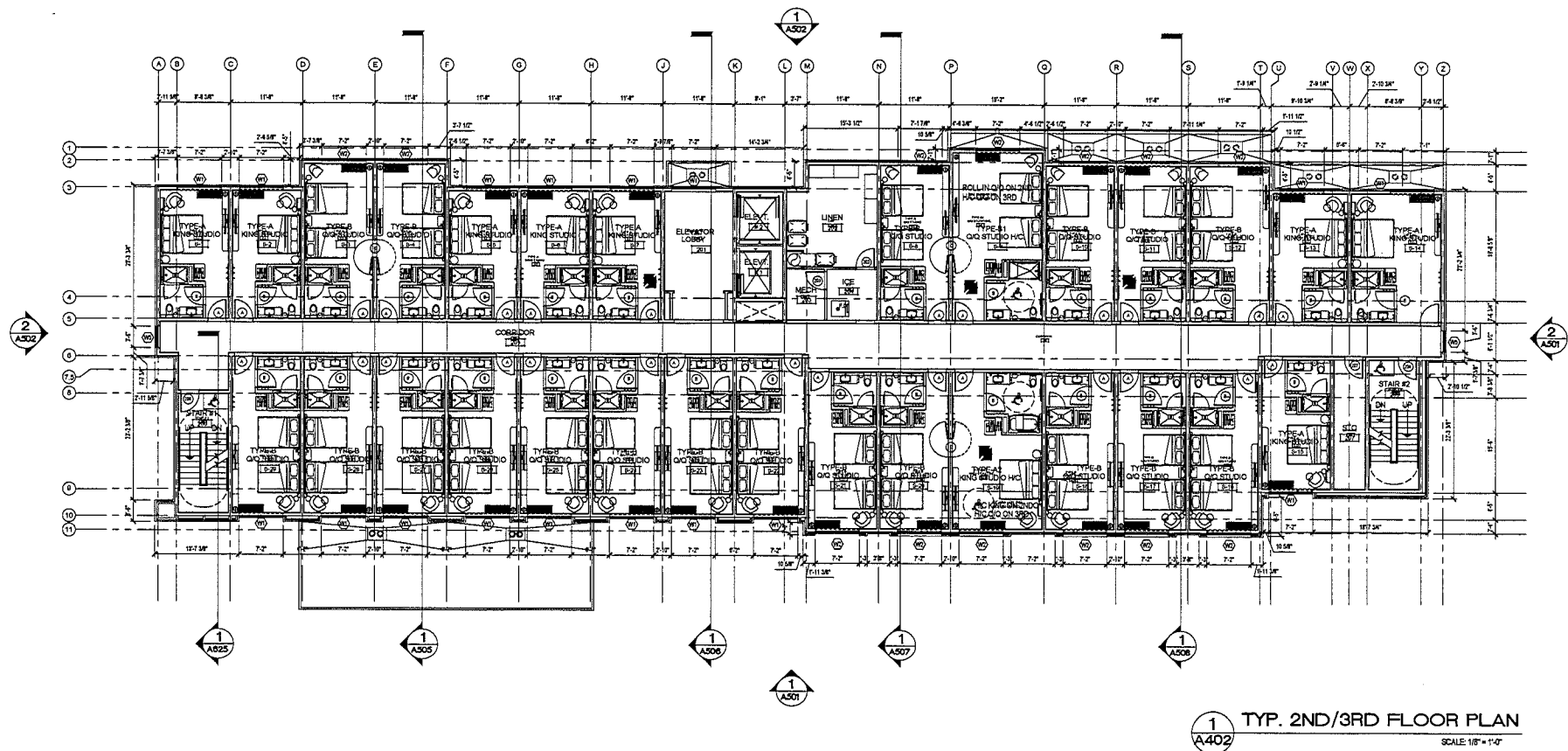
A DEVELOPMENT BY

**MERCHANT'S SQUARE
 TOWN CENTER LLC**

Draw: JAN 4, 2017

REVISIONS		
NO.	DATE	COMMENTS
1	JAN 4, 2017	FRANCHISE PRELIMINARY DESIGN

Sheet
 FIRST FLOOR PLAN
 A-401-FP1



8-B-17-UR

FOR
THOMAS BUILDERS
DESIGN-BUILDERS



NITIN KULKARNI
AIA NCARB
PHONE: 615-220-0181
CELL: 615-614-3455

by HILTON

PRATT ROAD, KNOXVILLE, TN.

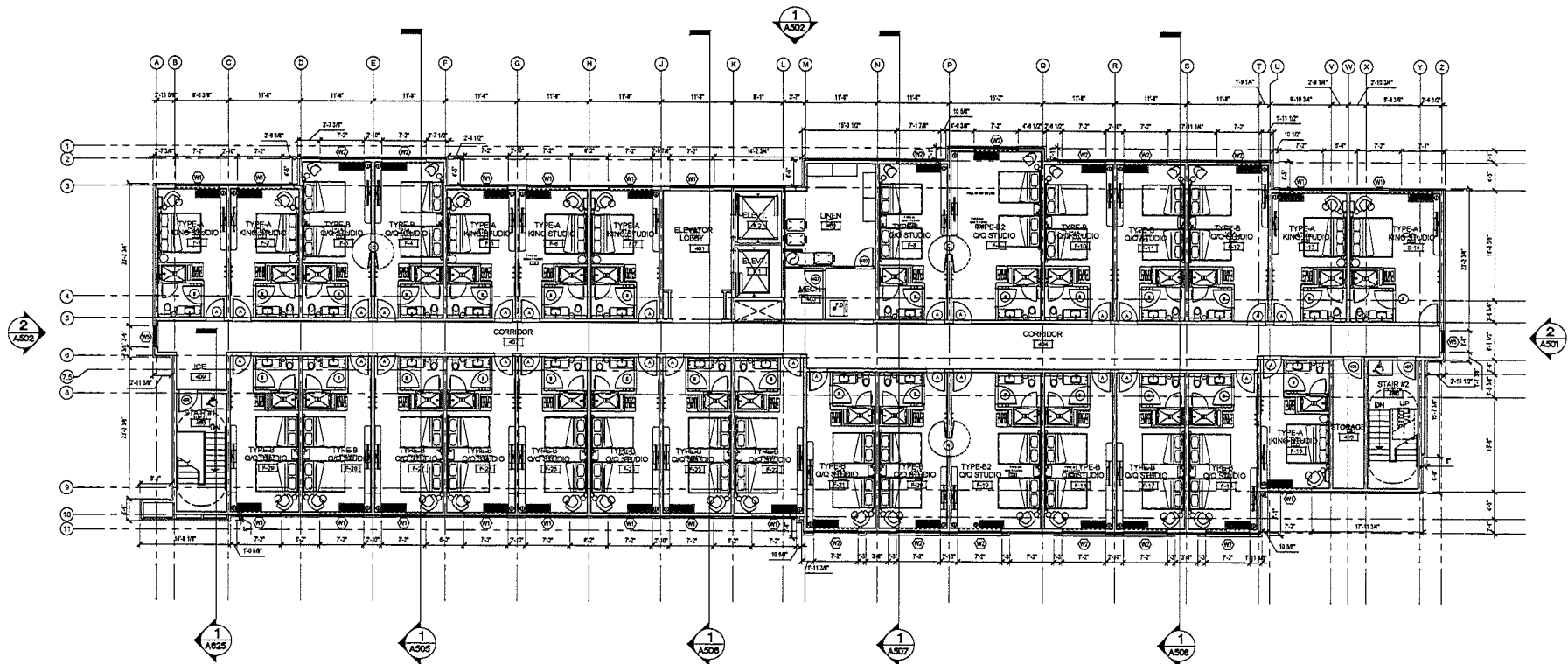
A DEVELOPMENT BY
MERCHANT'S SQUARE
TOWN CENTER LLC

Date: JAN 4, 2017

REVISIONS		
NO.	DATE	COMMENTS
1	JAN 4, 2017	FRANCHISE PRELIMINARY DESIGN

Sheet
TYP. 2ND/ 3RD FLOOR PLAN

A-402-FP2



1
A403

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

8-B-17-UR

FOR
THOMAS BUILDERS
DESIGN-BUILDERS



NITIN KULKARNI
AIA NCARB
P: 615.353.1000
CELL: 615.353.1000

by HILTON

PRATT ROAD, KNOXVILLE, TN.

A DEVELOPMENT BY

MERCHANT'S SQUARE
TOWN CENTER LLC

Date: JAN 4, 2017

REVISIONS		
NO	DATE	COMMENTS
1	JAN 4, 2017	FRANCHISE PRELIMINARY DESIGN

Sheet

FOURTH FLOOR PLAN

A-403-FP3

☒ Use on Review ☐ Development PlanName of Applicant: URBAN ENGINEERING, INC.Date Filed: 6/19/17 Meeting Date: 8/10/17Application Accepted by: M. PayneFee Amount: # File Number: Development Plan #Fee Amount: \$1500 File Number: Use on Review 8-B-17-UR

RECEIVED

JUN 20 2017

Metropolitan
Planning Commission

PROPERTY INFORMATION

Address: PRATT ROAD 5426,
5414, 5418, 5420, 5430, 5440General Location: MERCHANT @ I-75
NE side Pratt Rd NW of Merchant Dr.Tract Size: 2.26 No. of Units: 24Zoning District: O-1 (Pending)Existing Land Use: VACANTPlanning Sector: NORTH CITY

Sector Plan Proposed Land Use Classification:

0Growth Policy Plan Designation: URBANCensus Tract: 49Traffic Zone: 200
68 ECON, 12, 13, 26,Parcel ID Number(s): 25, 23Jurisdiction: ☒ City Council 5 District☐ County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: MA. ED SMITHCompany: MERCHANT SQUARE T.C., LLCAddress: 5411 PRATT RD.City: KNOXVILLE State: TN Zip: 37912Telephone: 689-1011

Fax: _____

E-mail: HAMPTONTYSNO@GMAIL.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CHRIS SHARPCompany: URBAN ENGINEERINGAddress: 11852 KINGSTON PIKECity: KNOXVILLE State: TN Zip: 37934Telephone: 966-1924Fax: 315-7011E-mail: UEI@TDS.NET

APPROVAL REQUESTED

☐ Development Plan: Residential Non-Residential☐ Home Occupation (Specify Occupation)☒ Other (Be Specific)USE ON REVIEWHotel in O-1 ZONE

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Chris Sharp

PLEASE PRINT

Name: CHRIS SHARPCompany: URBAN ENGINEERINGAddress: 11852 KINGSTON PIKECity: KNOXVILLE State: TN Zip: 37934Telephone: 966-1924

E-mail: _____

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

City

State

Zip

Owner

Option

Name Edward F Smith Jr

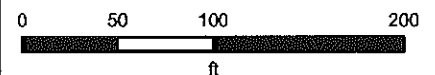
5811 Pratt Rd Knoxville TN 37919 ✓



Letter Portrait

Printed: 6/20/2017 at 1:20:29 PM

Knoxville - Knox County - KUB Geographic Information System



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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 7/26/17 consistent with the guidelines provided above:

Signature: _____

Ashley Finger

Printed name: _____

Ashley Finger (Urban Engineering)

MPC/BZA File #: _____

8-B-17-UR

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org